

Housing Authority of the City of Long Beach

HAP CHECK NEWS

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Dear Property Owners,

HUD has recently advised the Housing Authority of several mechanisms that may be used to lower the Voucher Program's cost. HUD further advised the Housing Authority to amend its Occupancy Standards and monitor rent reasonableness more closely

Occupancy Standards are rules that each Housing Authority follows that pertain to the quantity of bedrooms designated on each Voucher that the Housing Authority issues.

The quantity of bedrooms on each Voucher directly relates to the program cost: the monetary subsidy required for a two-bedroom unit is larger than the subsidy for a one-bedroom unit. HUD has advised that the Housing Authority lower the Occupancy Standards in order to lower the Voucher Program's cost. Effective 6/1/04, the following Occupancy Standards are adopted, in order to lower the Housing Authority's costs:

One bedroom will be allocated to every two people. For example, a household that consists of a head of household and one additional person would be issued a one-bedroom Voucher; a household that consists of a head of household and two additional people would be issued a two-bedroom Voucher.

This change will affect current households when the following changes occur:

1. The new Subsidy Standard will be applied when a current participant requests a new Voucher to move.



2. The new Subsidy Standard will be applied when the household's composition changes, as when a household member is added to the household or leaves the household.

3. The new Subsidy Standard will be applied to all applicants when they are issued a Voucher.

Exceptions will continue to be made for medical reasons. Full-time live-in attendants will continue to be provided a separate bedroom.

It should be noted that the new Subsidy Standards would not be applied to a household that remains in its current residence, as long as the household composition does not change.

Sincerely,

Handwritten signature of Lawrence D. Triesch

Lawrence D. Triesch
Housing Authority Bureau Manager

Attention Property Owners,

These are difficult financial times for those working with governmental programs. Scarce resources are becoming more scarce. Last month we wrote about the fiscal challenges facing the Housing Authority of the City of Long Beach, primarily cuts in the amount of funds available to pay rents as well as less funding for administrative costs. These changes in the Section 8 Housing Choice Voucher Program are being felt not only in Southern California but across the country.

However, the Housing Authority of the City of Long Beach has worked with HUD, state and local officials to find solutions to this current shortfall in funding. Through these efforts, we are now happy to report we will not be terminating any Housing Assistance Payments Contracts this July 31, 2004 due to insufficient funding. We are also not lowering the payment standard that determines the maximum subsidy each family is eligible for based on unit size.

Although help with our funding shortfall for FY04 has been found, we must plan for the future by looking at what has brought us to this point. The cost of the Section 8 Rental Assistance Program has risen at phenomenal rates over the last couple of years, especially in high rent markets like Los Angeles County, thus causing HUD to look for ways to control the spiraling increase in costs.



New Owner Orientation

New and existing owners are welcome to join us for a workshop designed to provide landlords with information about Section 8 rules and regulations and various Housing Authority processes and procedures. Mark your calendar and plan to attend on:

Date: Wednesday, August 11, 2004
Wednesday, November 10, 2004

Place: Long Beach Housing Authority
521 E. 4th St.
Long Beach, CA 90802

Time: 4:00 P.M. to 6:00 P.M.

Seating is Limited, so please RSVP by calling Karen Merritt at (562) 570-6880.



Report program abuse. Call the Fraud Hotline at (562) 570-6985, press 5.